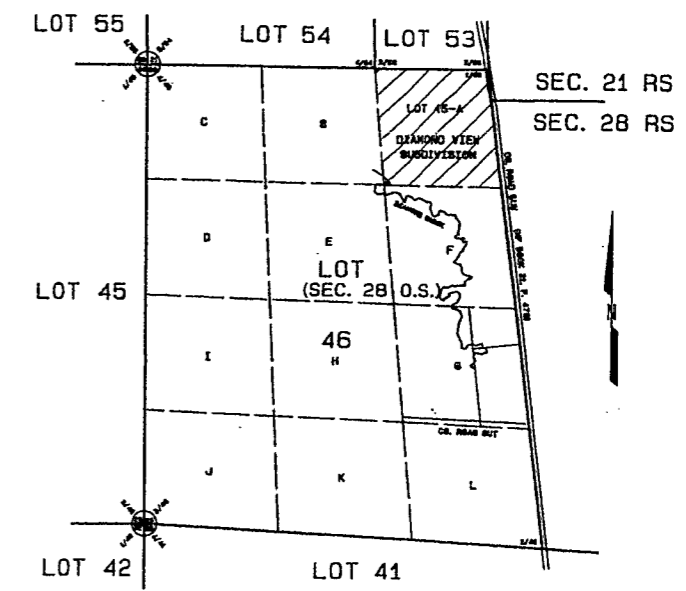


NO PUBLIC SEWAGE DISPOSAL SYSTEM PROPOSED  
NO PUBLIC MAINTENANCE OF STREETS OR ROADS

PLATTING CONDITIONS

- RIGHT-OF-WAY.** The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through any and all private roads and drives now or hereinafter established.
- DRIVEWAYS.** Driveway grades in excess of 10% shall be prohibited and driveways with an 8-10% average grade shall be no greater than 50 feet in length. The minimum inside turning radius at any point of any driveway shall be 30 feet.
- EROSION CONTROL.** All soils exposed by excavation or construction shall be revegetated by the end of the first full growing season following such construction including the construction of roads, driveways, and buildings to prevent soil erosion. All side slopes and banks shall be constructed to maintain a slope not steeper than 1 1/2:1 (one and one-half units of horizontal length to one unit of vertical length). A vegetative cover shall be maintained on the surface shall be treated in asphalt or gravel to help prevent erosion. Vegetative cover shall be maintained at 30% basal and 50% crown coverage except within areas utilized by livestock where lesser vegetative cover may be maintained and those existing areas on Lot 1 north and east of the irrigation ditch that have been disturbed for road construction which shall not be required to be revegetated. However, any gully, erosion, or channelization caused by or appearing to have been caused by the use of any lot by livestock or roads shall be caused by the lot owner to be eliminated, within seven (7) days from the time of identification by the property owner, Park County Planning Department, or Board of Park County Commissioners, action to eliminate said gully, erosion, or channelization.
- COUNTY, STATE AND OTHER REGULATIONS.** To the extent that applicable county or other governmental regulations, rules, or laws are more restrictive than the paragraphs herein contained, such applicable regulations shall supersede and govern at all times.
- ROADS AND SIGNAGE.** All signage, both construction and final, shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All roads shall be constructed in compliance with the Park County Subdivision Regulations and any design specifications included herein.
- RESTRICTIONS RUN WITH THE LAND.** The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
- REVISION AND/OR AMENDMENT.** The conditions, restrictions, stipulations, agreements, and covenants herein shall not be waived, abandoned, terminated, nor amended except by unanimous written consent of the property owners, and consent of the Board of County Commissioners.
- ENFORCEMENT.** In case of any violation of the provisions hereon, the Board of County Commissioners may, in addition to other remedies at law, including an action for damages, have such violations enjoined or, in the case of the erection or maintenance of any building, structure, or thing in violation of any of the provisions hereof, may have such building, structure, or thing removed by proper legal procedure. Inaction by the Board of County Commissioners to perfect and enforce their rights shall not be deemed a waiver of the right of enforcement of same, even though such inaction may be of long duration.
- SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT.** No lots, parcels, or other units of land shall be conveyed until and unless: a) all roads, irrigation, and other required improvements have been completed and the Park Board of County Commissioners has authorized said conveyance by recorded letter of approval to convey land within the subdivision; or b) a performance bond, letter of credit, or other sufficient financial commitment to assure that all of the facilities proposed shall be in fact completed as proposed.
- VACATION.** This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.
- FUTURE SUBDIVISION.** No further subdivision of the subject lots, parcels, or other units of land which would increase the number of lots, parcels, or other units of land within this subdivision will be permitted.
- FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION.** Fee-paying membership in a property owners' association, district, or other common entity shall be required of all lot purchasers. Further, there shall be provisions in the documents setting up said association, district, or other entity which shall require payment of fees in an amount which is adequate to accomplish the maintenance of common roads and facilities in a safe manner. Such association, district, or other common entity shall be empowered, authorized, and required to perform such maintenance.
- ROAD CONSTRUCTION AND ACCEPTANCE.** The County shall not accept the maintenance of any road and bridge within the boundaries of Diamond View Subdivision until and unless the road or bridge meets all County road and bridge specifications and all requirements of the Statutes of the State of Wyoming in effect at the time a petition for acceptance is filed with the Park Board of County Commissioners. The Board of County Commissioners shall have sole authority to determine whether or not to accept maintenance. Nothing shall require the Board of County Commissioners to assume maintenance.
- DRAINAGE.** Runoff from the site after construction shall not exceed the level of runoff which occurred prior to construction. Any runoff in excess of pre-construction levels shall be detained on-site and infiltrated, evaporated, or released at historic rates.
- DUST.** Dust shall be mitigated during and after construction. In all cases, best management practices established by the Department of Environmental Quality shall be used to reduce or eliminate any impact to adjacent properties from dust.
- SEVERABILITY.** Invalidation of any of these restrictions or agreements by judgment or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.
- LIVESTOCK.** No livestock shall be permitted on Lots 5, 6, 7, 8, 9 and 10. Livestock corrals shall be setback 150 feet from all public rights-of-way. Livestock shall be permitted to graze within the setback area provided the minimum vegetative cover is maintained pursuant to the requirements of Plating Condition 3. Livestock shall include equines and llamas. No poultry, sheep, cattle, goats or swine shall be permitted on any lot.
- CONSTRUCTION STANDARDS.** All construction shall be on-site. No mobile, manufactured, or modular homes or buildings shall be permitted. All buildings or structures shall be single story with a maximum height of eighteen (18) feet except Lot 1 which shall be permitted a walkout style basement and a maximum average height of twenty-five (25) feet. Houses shall have at least 1800 square feet of living space and a two car garage.
- ACCESS TO LOT 7 AND LOT 9.** Lot 7 and Lot 9 will only be from Diamond View Road from the west. ACCESS to Lot 1 and Lot 14 will only be from Diamond View Road.

T. 52 N., R. 102 W.  
(RESURVEY)



VICINITY MAP  
SCALE 1" = 100'

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT JEFFREY P. KRUGER AND CLAUDIA J. KRUGER, HUSBAND AND WIFE, BEING THE OWNERS OF THE LAND DESCRIBED AS FOLLOWS:

ALL OF LOT 46-A OF LOT 46, T. 52 N., R. 102 W.

IN PARK COUNTY, WYOMING, UNDER THE NAME AND STYLE OF DIAMOND VIEW SUBDIVISION, HAVE LAID OUT, PLATTED, AND SUBDIVIDED SAME AS SHOWN ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF PARK, STATE OF WYOMING FOR THE USE BY THE PUBLIC, THE RIGHTS-OF-WAY AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR USE AS SUCH AND HEREBY DEDICATE THOSE PORTIONS OF LAND LABELED AS UTILITY AND IRRIGATION EASEMENTS TO THE COUNTY OF PARK FOR USE BY UTILITY AND IRRIGATION COMPANIES IN THE INSTALLATION AND MAINTENANCE OF UTILITY LINES AND FACILITIES. IT IS UNDERSTOOD THAT DEDICATION OF PUBLIC RIGHTS-OF-WAY FOR STREETS AND ROADS DOES NOT NECESSARILY RESULT IN THE ESTABLISHMENT OF COUNTY ROADS OR ACCEPTANCE OF ROADS CONSTRUCTED THEREIN FOR MAINTENANCE BY THE COUNTY OF PARK.

IN WITNESS WHEREOF, THE SAID OWNERS, JEFFREY P. KRUGER AND CLAUDIA J. KRUGER HAVE CAUSED THEIR NAMES TO HEREON BE SUBSCRIBED THIS 11th DAY OF July, 1995.

*Jeffrey P. Kruger*  
JEFFREY P. KRUGER  
OWNER

*Claudia J. Kruger*  
CLAUDIA J. KRUGER  
OWNER

ACKNOWLEDGMENT:

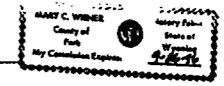
STATE OF WYOMING } ss  
COUNTY OF PARK }

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF July, 1995 BY JEFFREY P. AND CLAUDIA J. KRUGER.

WITNESS MY HAND AND OFFICIAL SEAL:

*Mary C. Wiener*  
MARY C. WIENER  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1996



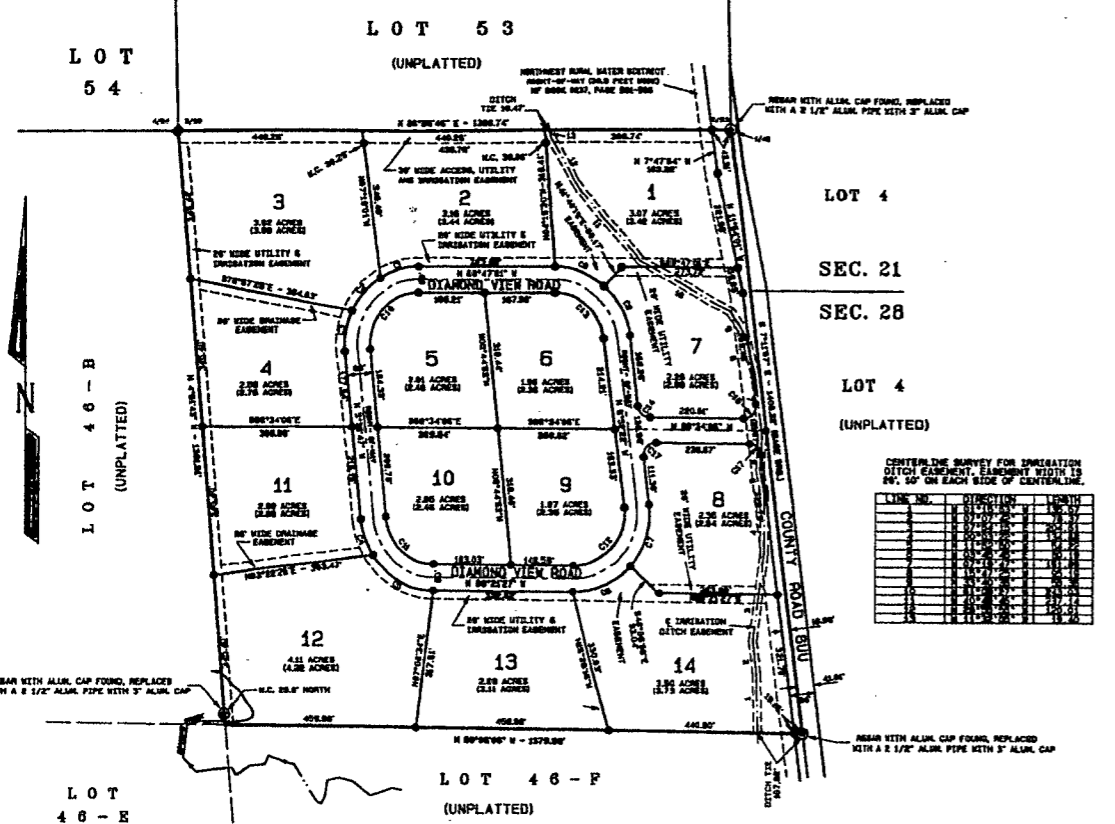
PLAT SHOWING

DIAMOND VIEW SUBDIVISION

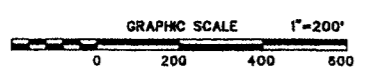
BEING ALL OF LOT 46-A, T.52 N., R.102 W.  
OF THE 6th P.M., (RESURVEY) PARK COUNTY, WYOMING

HOLM, BLOUGH AND COMPANY  
Consulting Engineers & Land Surveyors  
1241 Sheridan Ave.

EACH LOT OWNER WILL DISPOSE OF THEIR OVERLOT DRAINAGE IN SUCH A MANNER AS TO NOT ADVERSELY IMPACT LOTS "DOWNSTREAM"



DETAIL MAP



LEGEND

- INDICATES STONE FOUND
- INDICATES 2 1/2" ALUM. PIPE WITH 3" ALUM. CAP SET
- INDICATES 5/8" X 24" REBAR WITH 2" ALUM. CAP SET
- INDICATES REBAR WITH ALUM. CAP FOUND
- RECORD DIMENSIONS SHOWN THIS
- NET LOT AREA SHOWN THIS 3.72± ACRES
- GROSS LOT AREA TO STREET CENTERLINE SHOWN THIS (4.10± ACRES)
- BOUNDARY OF SUBDIVISION SHOWN THIS (THIS LINE WEIGHT)
- TOTAL ACRES OF STREETS AND ROADS 4.44 ACRES
- TOTAL ACRES WITHIN LOTS 38.51 ACRES
- TOTAL ACRES WITHIN SUBDIVISION 42.96 ACRES

DIAMOND VIEW ROAD PROPERTY LINE CURVE DATA

LOT NO.	CURVE NO.	PC	PY	PT	CHORD BEARING	CHORD DIST.	AREA	TANGENT
LOT 1	1	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 2	2	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 3	3	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 4	4	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 5	5	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 6	6	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 7	7	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 8	8	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 9	9	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 10	10	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 11	11	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 12	12	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 13	13	100.00	100.00	100.00	100.00	100.00	100.00	100.00
LOT 14	14	100.00	100.00	100.00	100.00	100.00	100.00	100.00

BOARD OF COUNTY COMMISSIONERS  
APPROVAL AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS DAY OF July, 1995.

*John J. Zimmerman*  
CHAIRMAN

*Marie Fontaine*  
PARK COUNTY CLERK

DATE: July 11, 1995

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 11th DAY OF July, 1995 AND FILED FOR RECORD AT 2:16 UNDER RECEPTION NUMBER 350425 IN Book F, Page 128

*Marie Fontaine*  
PARK COUNTY CLERK AND RECORDER

CERTIFICATE OF SURVEYOR

I, PAUL A. BLOUGH, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF DIAMOND VIEW SUBDIVISION WAS MADE BY ME AND UNDER MY SUPERVISION AND THAT BOTH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH ALL STATE AND COUNTY STATUTORY PROVISIONS AND REGULATIONS.

DATED THIS 10th DAY OF July, 1995.

*Paul A. Blough*  
PAUL A. BLOUGH  
WYOMING REGISTRATION NO.: 2332 L.S.



PLANNING COMMISSION RECOMMENDATION

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO OBJECTIONS OR HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

*Carl Alan Johnston*  
CHAIRMAN

*Mary C. Wiener*  
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

DATE: July 11, 1995